

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR FEBRUARY 11, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** January 28, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- * 1. USE PERMIT AMENDMENT NO. UA2003-24 AND "S" ZONE APPROVAL AMENDMENT NO. SA2003-145:** Request to modify an existing monument for Lifescan located at 1000 Gibraltar Drive (APN: 86-42-026). Applicant: Sign Classics. Project Planner: Staci Pereira, (408) 586-3278. (PJ #2363) *(Recommendation: Approval with Conditions)*
- * 2. TENTATIVE PARCEL MAP NOs. MI2003-4 and MI2003-5** *(Continued from January 28, 2004):* Request for two tentative parcel maps to convert two separate parcels into four parcels at 991, 995, 1201 and 1225 Montague Expressway, located in Fleming Business Park (APNs: 086-31-058 & 059). Applicant: South Bay Development. Project Planner: Kim Duncan, (408) 586-3283. (PJ #3168) *(Recommendation: Approval with Conditions)*
- * 3. USE PERMIT AMENDMENT NO. UA2003-23 AND "S" ZONE APPROVAL AMENDMENT NO. SA2003-166:** Request to add four (4) additional panel antennas to an existing telecommunications site located behind a new building parapet at 1101 Cadillac Court (APN: 22-38-020). Applicant: Nextel Communications. Project Planner: Staci Pereira, (408) 586-3278. (PJ #2362) *(Recommendation: Approval with Conditions)*

- * 4. **SITE AND ARCHITECTURE REVIEW (SA2003-12), USE PERMIT'S NO. UP2002-42, UP2003-57, UP2003-58, UP2004-1, AND UP2004-3:** A request to demolish and redevelop a part of the Town Center shopping center, which would include a new 54,000 square foot Safeway supermarket with the sale of all types of alcoholic beverages, a 32-seat Starbucks café within Safeway, and three (3) new freestanding signs within the shopping center. (APN: 028-12-004, 006, 013, 014, 016 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ#3153) (*Recommendation: Continue to February 25, 2004*)
- * 5. **USE PERMIT NO. UP2002-42 AND SITE AND ARCHITECTURE REVIEW (SA2003-13):** A request to construct 65 townhouses at the rear of the Town Center shopping center (APN: 028-12-006 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ #3153) (*Recommendation: Continue to February 25, 2004*)
- * 6. **SIGN ORDINANCE AMENDMENT NO. 124.26 (ZT2003-5):** A request to amend the sign ordinance to increase the number of freestanding signs allowed in the Town Center District. Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #3153) (*Recommendation: Continue to February 25, 2004*)

IX. NEW BUSINESS

- * 7. **ADMINISTRATIVE REVIEW NO. P-AD2004-2:** A request to allow a printing business as a permitted use within the Industrial Park (MP) zoning district at 496 South Abbott Avenue (APN: 086-06-011). Applicant: Citation Press. Acting Planning Manager: James Lindsay, (408) 586-3274. (*Recommendation: Approval*)

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS February 25, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Debbie Giordano-regular member, Gurdev Sandhu-regular member and Deepka Lalwani-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. S-ZONE AMENDMENT APPROVAL (SA2004-10):** A request for two (2) new equipment enclosures at the northeast corner at 497 Hillview Drive (APN: 086-38-028). Applicant: Dan Burris. Project Planner: Troy Fujimoto, (408) 586-3287.